LANIAN
ROCK

JB ESTATES

EST. 1971

LANIAN

Rock, PL27 6NP

Occupying a prime position on Rock Road, Lanian is a spacious four/five-bedroom detached residence with elegant, light-filled interiors throughout. Set within generous lawned gardens, the property enjoys a sun-soaked patio terrace, creating a wonderful private retreat just a short stroll from Rock beach and the village amenities.

- Generous open-plan kitchen/dining/living room double patio doors leading out onto the garden
- Additional sitting room and study/5th bedroom, both with a large bay window
- Three double bedrooms (principal with en-suite), bunk bedroom and family bathroom
- A south-west facing garden comprising of lawn, patios and mature trees & planting
- Private driveway parking for multiple vehicles, a single garage with lockable storage, and a separate driveway for boat storage
- A short stroll from the sailing club, the Camel Estuary and Rock's amenities
- In all approx. 1,841.6 sq. ft. (171.1 sq. m.). EPC Band E.

Rock Beach 0.2 miles, Daymer Bay and Polzeath 2.5 miles, Port Isaac 5 miles, Wadebridge 7 miles, Bodmin Parkway 16 miles, Newquay Airport 18 miles, Truro 31 miles, Exeter 70 miles

Viewings by appointment only

Guide Price: £1,385,000

FREEHOLD – UNRESTRICTED

THE PROPERTY

Occupying a sought-after position on Rock Road, Lanian is a well-proportioned four/five-bedroom detached home set within generous gardens. Beautifully presented throughout, the property offers light-filled, versatile accommodation, including an impressive open-plan kitchen, dining and living space, alongside a separate sitting room with an Everhot stove and charming bay window. A spacious study overlooking the garden, could also serve as a fifth bedroom, while a new utility room and wet room with direct garden access, provides a practical space for returning from the beach or dog walks. Upstairs, the principal bedroom enjoys garden views, fitted wardrobes and an en-suite, complemented by two further double bedrooms, a bunk room and a family bathroom. Currently a successful holiday let with The Point Holidays, Lanian is equally well suited as a main residence, located within an easy stroll of Rock's village amenities, St Enodoc Golf Club, and the beaches at Rock and Porthilly.

ACCOMMODATION

GROUND FLOOR: Entrance Hall | Open-plan living/kitchen/dining room | Sitting room | Study | Utility room | Wet room

FIRST FLOOR: Principal bedroom with en-suite | Two double bedrooms | Bunk bedroom | Family bathroom

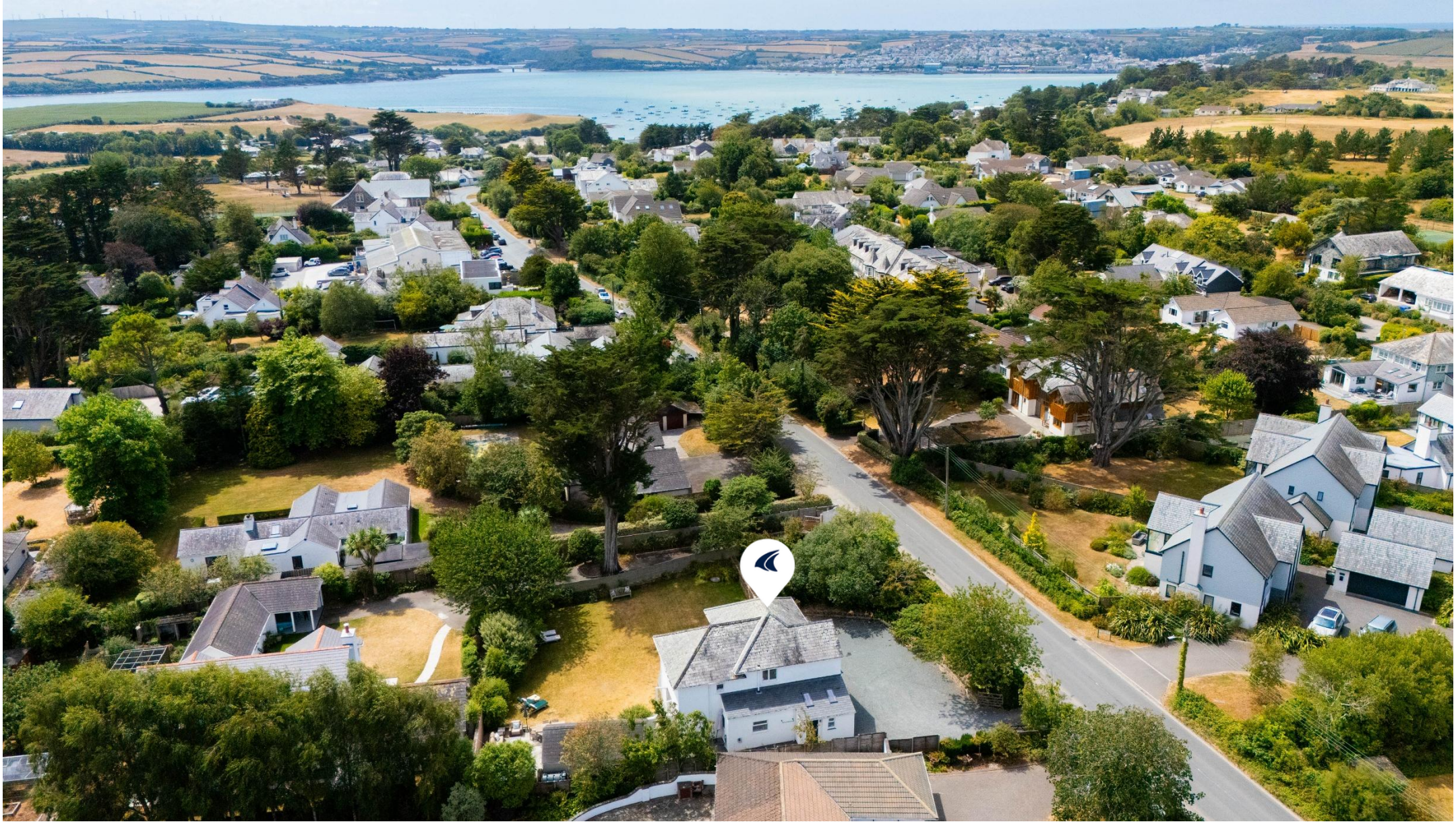
OUTSIDE

Accessed via a gravelled driveway, Lanian offers ample parking for multiple vehicles, together with a detached single garage incorporating a secure store, ideal for beach equipment, paddleboards and outdoor gear. A separate driveway provides additional space for a boat or trailer. External timber store. Enclosed gardens that wrap around the property, with a generous lawn and a sun-drenched patio terrace creating the perfect setting for outdoor dining and entertaining, all framed by mature trees and established planting providing privacy and year-round colour.

SERVICES

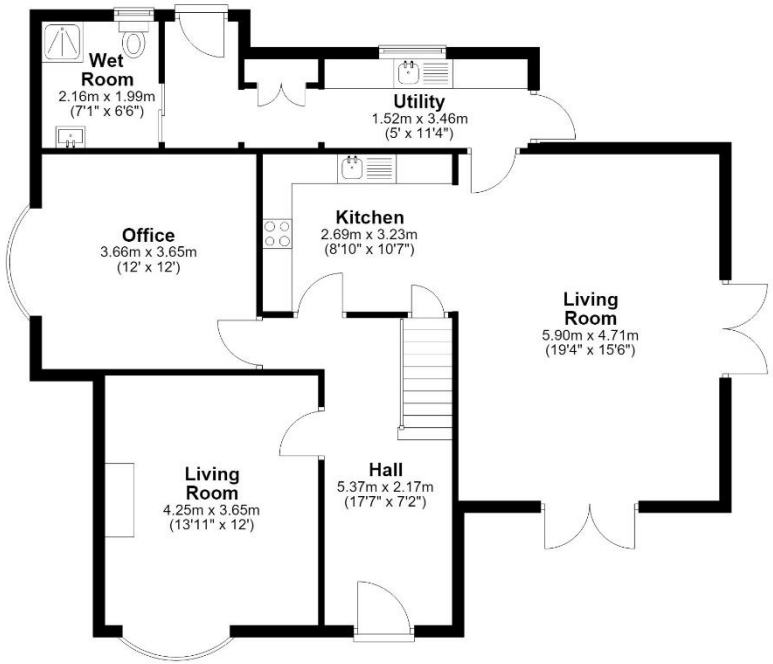
Mains water, electricity, and drainage. Oil fired central heating.

LOCATION: Lanian is located in one of the most sought-after destinations along the north Cornwall coast. Set on the Camel Estuary, Rock is renowned for its southerly aspect and abundance of outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, swimming, golf, as well as scenic walking along the Southwest Coast Path. An Area of Outstanding Natural Beauty, it boasts an abundance of fine beaches in particular Rock, Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within an easy stroll of the property, there are a wealth of excellent restaurants and pubs including The Mariners Pub, The Upper Deck and Fourboys alongside The Dining Room in Rock and Paul Ainsworth's St Enodoc Hotel providing two restaurants. The ferry and water taxi offer an enjoyable trip across the estuary to sample Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The market town of Wadebridge is just five miles away and offers an excellent range of shops and independent restaurants, along with supermarkets, a cinema, tennis club and leisure centre.



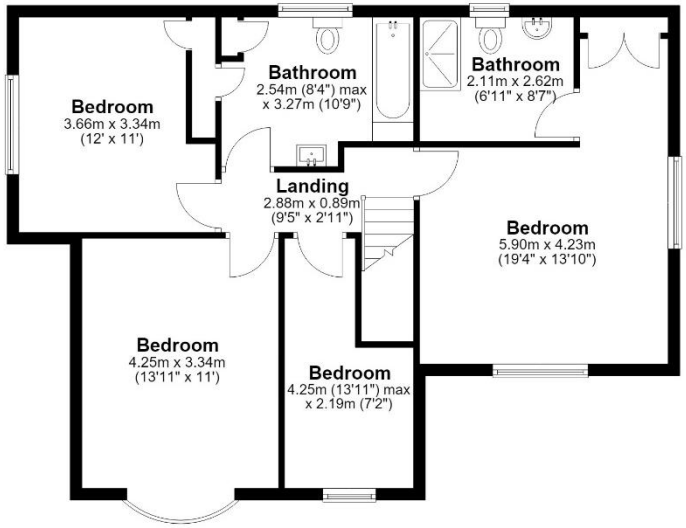
Ground Floor

Approx. 96.2 sq. metres (1035.7 sq. feet)



First Floor

Approx. 74.9 sq. metres (805.9 sq. feet)



Total area: approx. 171.1 sq. metres (1841.6 sq. feet)

Lanian , Rock Road, Rock

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